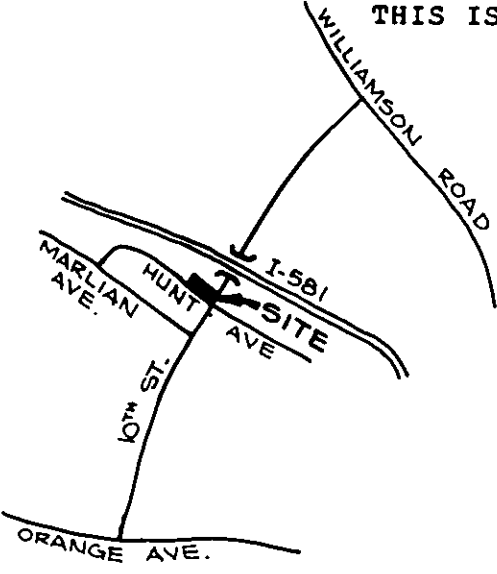


THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

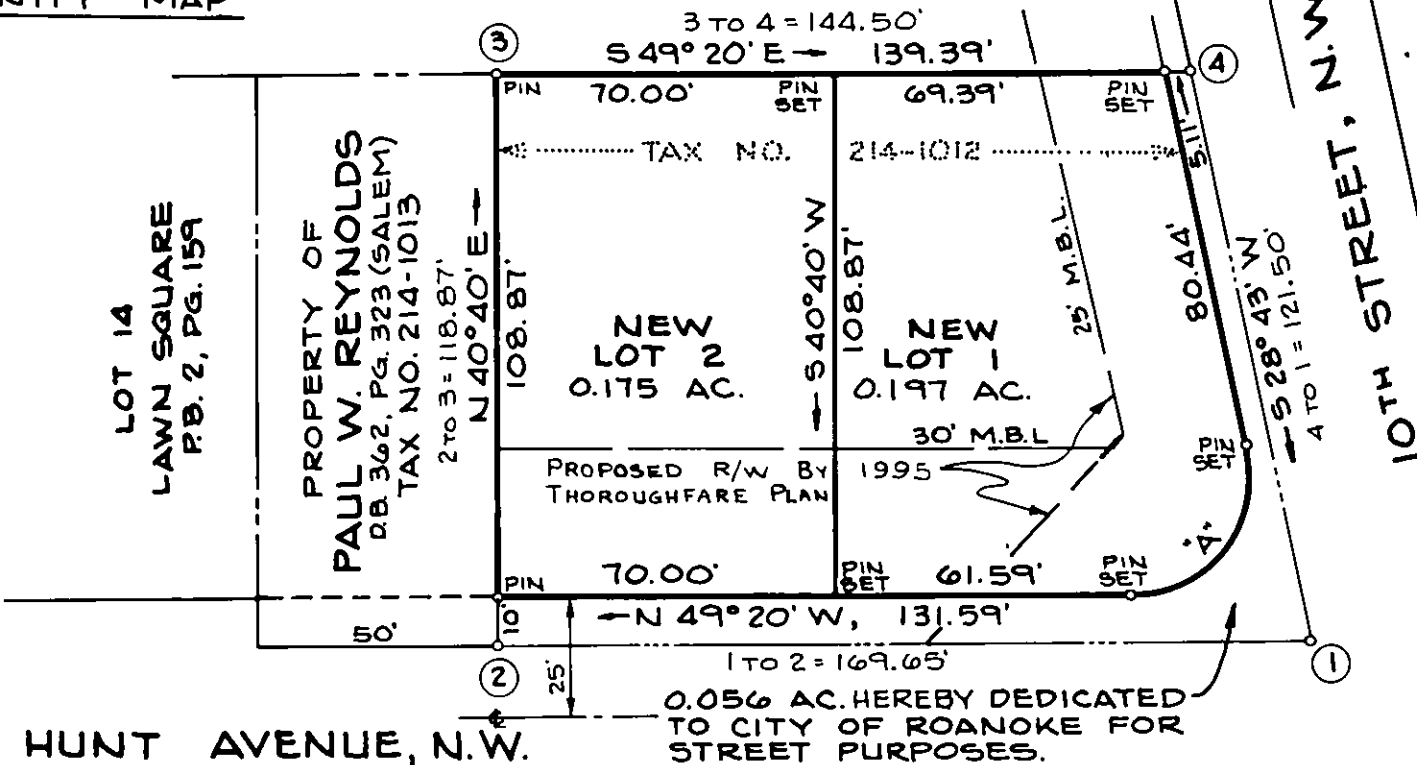
THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FEMA FLOOD BOUNDARY MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

MERIDIAN OF D.B. 1550, PG. 1475

VICINITY MAP



PROPERTY OF
CARTER J. WEBB, ET UX
D.B. 1387 PG. 486
TAX NO. 214-1001



NOTE: THE BOARD OF ZONING APPEALS IN APPEAL NO. 21-87-A DATED APRIL 7, 1987 GRANTED A VARIANCE TO ALLOW CONSTRUCTION WITHIN THE 1995 THOROUGHFARE PLAN SETBACK LINES CREATING A 25' MINIMUM BUILDING LINE FROM 10TH STREET AND A 30' MINIMUM BUILDING LINE FROM HUNT AVENUE.

CURVE "A"
Δ = 101° 57' 00"
R = 25.00'
A = 44.48'
T = 30.84'
CH = 579° 41' 30" W
30.84'

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT W. E. CUNDIFF COMPANY, INC. IS THE FEE SIMPLE OWNER OF A 0.428 ACRE TRACT OF LAND BOUNDED BY CORNERS 1, 2, 3, 4, TO 1, INCLUSIVE AND BEING THE SAME TRACT ACQUIRED BY DEED TO SAID OWNER DATED DECEMBER 4, 1986 FROM ANGELITA H. & CLYDE M. JONES RECORDED IN DEED BOOK 1550, PAGE 1475 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY.

THE SAID OWNER FURTHER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

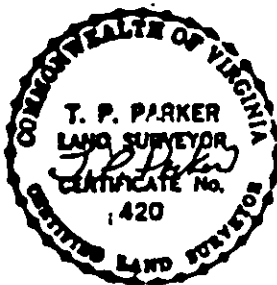
THE SAID OWNER DOES HEREBY DEDICATE AND CONVEY IN FEE SIMPLE TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA, A 0.056 ACRE PARCEL FOR STREET WIDENING.

WITNESS THE SIGNATURE AND SEAL OF THE AFORESAID OWNER ON THIS 8th DAY OF January, 1987.

W. E. CUNDIFF, PRESIDENT

BOUNDARY COORDINATES		
COR	NORTHING	EASTING
1	5000.00	5000.00
2	5090.16	5077.46
3	4996.00	5187.07
4	4889.44	5128.69

TOTAL BOUNDARY, CORNERS 1-4-1, CONTAINS 0.428 AC.



I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

T. P. Parker
CERTIFIED LAND SURVEYOR

STATE OF VIRGINIA

I, Helen B. Bradley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT W. E. CUNDIFF WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED January 8, 1987 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND ACKNOWLEDGED THE SAME ON THIS 8th DAY OF January, 1987.

MY COMMISSION EXPIRES:

July 10, 1989

Helen B. Bradley
NOTARY PUBLIC

APPROVED:

Charles M. Huffine
CITY ENGINEER OF ROANOKE, VIRGINIA

4-14-87
DATE

Edmund R. Tucker
AGENT FOR CITY OF ROANOKE PLANNING COMMISSION

4/14/87
DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE PROPER CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 11:30 O'CLOCK A.M. ON THIS 15 TH DAY OF April, 1987.

TESTE: PATSY TESTERMAN, CLERK

BY: Sherrie Johnson

SURVEY FOR

W. E. CUNDIFF COMPANY, INC.

SHOWING DIVISION OF A 0.428 ACRE PARCEL AND

CREATING NEW LOT 1 (0.197 ACRE) AND NEW LOT 2 (0.175 ACRE)

AND DEDICATING 0.056 ACRE PARCEL TO CITY OF ROANOKE

SITUATE AT THE NORTHWEST CORNER OF 10TH STREET, N.W.

AND HUNT AVENUE, N.W.

ROANOKE, VIRGINIA

T. P. PARKER & SON,
ENGINEERS AND SURVEYORS, LTD.

SCALE: 1" = 40'
N.B.

DECEMBER 31, 1986
WORK ORDER NO. 86-3734